



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel
Connecticut 06801
(203) 794-8578

PLANNING & ZONING COMMISSION MINUTES

May 24th, 2016

BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00PM

RECEIVED

2016 MAY 25 P 2:47

TOWN OF BETHEL
TOWN CLERK

Business Meeting:

Members in attendance: P. Rist, Chairwoman, J. Lennon, S. Deuschel, K. Grant, E. Finch, R. Legnard, J. Hancock, R. Tibbitts, K. Parsons, B. Cavagna, Interim Planning & Zoning Official.

Executive Session:

Motion by P. Rist, seconded by K. Grant to go into executive session at 6:30 p.m. to discuss pending litigation, *McLoughlin v. Planning & Zoning Commission*, HHD-CV-15-606334-S, *McLoughlin v. Planning & Zoning Commission*, HHD-CV-15-606335-S, and *McLoughlin v. Planning & Zoning Commission*, HHD-CV-15-606336-S K. and invite Attorney C. Andres, Counsel, B. Cavagna, Interim Planning & Zoning Official and N. LoBalbo, Planning & Zoning Department Secretary.

Motion passed unanimously.

Motion by J. Lennon, seconded by K. Grant to come out of executive session at 7:20 p.m., stating no decisions were made. Motion passed unanimously.

Members in attendance: P. Rist, Chairwoman, J. Lennon, S. Deuschel, K. Grant, E. Finch, R. Legnard, J. Hancock, R. Tibbitts, K. Parsons, B. Cavagna, Interim Planning & Zoning Official.

Correspondence:

B. Legnard read a letter dated 5/19/16 from Peter Olson, Land Use & Conservation Counsel "RE: Extension of Time to Commence Construction, Revised parcel Y1/B Combined, Parklawn Drive." to extend construction at Parklawn Drive through and including May 19th, 2017.

Motion by P. Rist, seconded by K. Grant to approve extension until May 19, 2017.

Motion passed unanimously.

Work Session:

Glen Chalder, Planimetrics, reviewed the document "Town of Bethel, Subdivision Regulations, Revised Draft For PZC Review, April 2016" responding to questions and noting comments from

the Commission Members. Mr. Chalder will present a revised final draft for Commission Review at the next regular meeting on June 14th, 2016.

14 Depot Place – request for interpretation of regulations. B. Cavagna has not yet received a response from Town Counsel. This item is tabled until the next regular meeting on 6/14/16

New Business

TEXT AMENDMENT/ 120A-124 PUTNAM PARK ROAD/NEIGHBORHOOD SERVICES OVERLAY DISTRICT/ MAP AMENDMENT.

Motion by J. Lennon, seconded by S. Deuschel to accept the application, set a hearing date for July 12th, 2016 and refer the application out to the appropriate departments for review.
Motion approved unanimously.

RJ'S AUTO SALES AND SERVICE LLC/ 18 TAYLOR AVENUE/ SPECIAL PERMIT

Motion by J. Lennon, seconded by K. Grant to accept the application, set a public hearing date for June 28th, 2016 and refer out to all appropriate departments for review.
Motion approved unanimously.

TEXT AMENDMENT/COMMISSION INITIATED/MICROBREWERY/PARKING

Motion by K. Grant, seconded by S. Deuschel to accept the application, set a public hearing date for July 12th, 2016 and refer out to appropriate departments for review.
Motion passed unanimously.

Minutes:

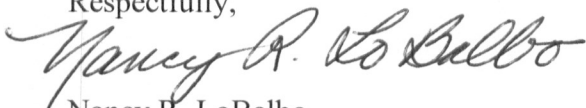
Motion by K. Grant, seconded by R. Tibbitts to approve the minutes of the May 10th, 2016 meeting.
Motion passed unanimously.

Bond Release:

Motion by J. Lennon, seconded by S. Deuschel to release the bond in the amount of \$8587.00 for 263 Greenwood Avenue, Bruno Construction, LLC
Motion approved Unanimously.

Motion to adjourn by K. Grant, seconded by J. Lennon. Motion Passed Unanimously

Respectfully,


Nancy R. LoBalbo
Recording Secretary